



CITY OF MORGAN HILL

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PLANNING COMMISSION

TUESDAY, SEPTEMBER 12, 2000

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR YARMILA KENNETT
VICE-CHAIR TIMOTHY RIDNER
COMMISSIONER RALPH LYLE
COMMISSIONER PATRICIA MCMAHON
COMMISSIONER JOSEPH MUELLER
COMMISSIONER DENNIS PINION
COMMISSIONER BARBARA SULLIVAN

REGULAR MEETING - 7:00 p.m.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: August 22, 2000

NEW BUSINESS:

1. **ZONING AMENDMENT, ZA-00-09: ST. LOUISE-SAN JOSE CHRISTIAN COLLEGE:** A request to amend the precise development plan under a PUD, Planned Unit Development District to allow the former St. Louise Hospital to be converted to a private college. The proposed zone amendment would only allow reuse of the existing hospital and office buildings. Maximum enrollment would be limited to 400 students. The project site is located at 18500 Saint Louise Drive, south of Cochrane Road and east of Highway 101. (APN 728-31-007 & 008)

Recommendation: Open public hearing and continue to the September 26, 2000 meeting.

2. **SUBDIVISION, SD-00-12/DEVELOPMENT AGREEMENT, DA-00-06: COCHRANE-COYOTE ESTATES:** A request for approval of tentative map to subdivide a portion of a 16.0 site into 5 lots for future single family residential development. Also requested is approval of a Development Agreement pursuant to Government Code Sections 65864-65869.5. The proposed development will be Phase 5A of the Coyote Estate development and is located on the northerly extension of Peet Road, north of Cochrane Road in the R-1(12,000)/RPD zoning district. The project was awarded a building allotment under the City's Residential Development Control System for Fiscal Year 2001-02. (APN 728-35-008, 009 and 010)

Recommendation: Approval of Resolution Nos. 00-48 (subdivision) and 00-49 (development agreement).

3. **USE PERMIT, UP-00-03: BARRETT-CHEN:** A request for approval of a conditional use permit to allow a secondary dwelling unit attached to a single-family dwelling on a 5.0 acre parcel at the northwest corner of Barrett Avenue and San Ramon Drive in the R-1 (7000) single-family residential district. (APN 817-57-001)

Recommendation: Adoption of Resolution No. 00-50

OLD BUSINESS:

4. **ZONING AMENDMENT, ZA-99-16: CITY OF MORGAN HILL-WOOD SMOKE MODEL ORDINANCE:** Ordinance regulating the installation of wood burning appliances for new construction.

Recommendation: Approval of Negative Declaration, and adopt Resolution No. 00-51, recommending City Council approval of the requested amendment.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE SEPTEMBER 26, 2000 MEETING:

- S **DA-99-06 (GPA-97-10): Monterey-TBI/Gomes**
S **DA-00-02: Cochrane-Morgan Hill Development Partners**
S **DA-00-08: Berkshire-Singh**
S **ZA-00-12: City of Morgan Hill-Sign Ordinance Amendment**
S **UPA-98-07: Monterey-Irish Construction**
S **UP-00-05: Monterey-Nextel**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation..

NOTICE

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.